



August 11, 2020

Project Plan

Tax Incremental District No. 14

Sun Prairie Stronger

City of Sun Prairie, Wisconsin

Organizational Joint Review Board Meeting Held:	August 11, 2020
Public Hearing Held:	August 11, 2020
Approval by Plan Commission:	August 11, 2020
Adoption by Common Council:	September 1, 2020
Approval by the Joint Review Board:	September 3, 2020

Table of Contents

Executive Summary	3
Preliminary Map of Proposed District Boundary	7
Map Showing Existing Uses and Conditions	10
Preliminary Parcel List and Analysis	13
Equalized Value Test	17
Statement Listing the Kind, Number and Location of All Proposed Public Works or Improvements Within the District	18
Map Showing Proposed Improvements and Uses	25
Detailed List of Estimated Project Costs	27
Economic Feasibility Study, Description of the Methods of Financing Estimated Project Costs and the Time When Related Costs or Monetary Obligations are to be Incurred	28
Annexed Property.....	34
Estimate of Property to Be Devoted to Retail Business	34
Proposed Changes of Zoning Ordinances, Master Plan, Map, Building Codes and City Ordinances	34
Statement of the Proposed Method for the Relocation of any Persons to be Displaced	35
How Creation of the Tax Incremental District Promotes the Orderly Development of the City.....	35
List of Estimated Non-Project Costs	36
Legal Opinion Advising Whether the Plan is Complete and Complies with Wis. Stat. § 66.1105(4)(f)	37
Calculation of the Share of Projected Tax Increments Estimated to be Paid by the Owners of Property in the Overlying Taxing Jurisdictions	39

SECTION 1: Executive Summary

Description of District

Tax Incremental District (“TID”) No. 14 (“District”) is a proposed In Need of Rehabilitation or Conservation District comprising approximately 11.96 acres located in downtown Sun Prairie. The territory within the District is also located within the study area of the Sun Prairie Stronger Master Plan adopted in 2020. Creation of the District will serve to implement the objectives of that plan within the TID area.

Most of the proposed District (10.45 of the 11.96 acres) currently lies within Tax Incremental District No. 8. The City is electing to create a new district as TID No. 8’s expenditure period ends on December 27, 2023, with a further expectation that it will close as soon as 2025. Creation of a new district will provide the flexibility and additional time needed to implement projects and recover their costs.

The project precipitating creation of the District is redevelopment of the City owned property located at 402 E Main/109-111 Vine Street at the eastern end of the proposed District. On June 16, 2020, the City entered into a development agreement with Proper Boug, LLC for development the “Bougie Building”, a three-story mixed-use building with approximately



Proposed “Bougie Building”

5,600 sq. ft. of restaurant and community space on the ground floor, and a total of ten residential apartments on the second and third floors. The District will be created, in part, to pay development incentives related to the Project.

The District also includes properties located at the northwest and south west corners of the intersection of W. Main Street and N. Bristol Street where buildings were destroyed by the July 2018 gas main explosion. While no specific development projects are presently proposed for these sites, inclusion of this area within the District will provide the City with ability to utilize tax incremental financing (“TIF”) to facilitate their redevelopment.

In addition to the incremental property value that will be created from construction of the Bougie Building, the City expects the Project will provide increased opportunities for employment, personal income and business income related to the construction and operation of the anticipated redevelopment projects, and provision of housing opportunities and retail services for City residents.

Authority

The City is creating the District under the provisions of Wis. Stat. § 66.1105.

Estimated Total Project Cost Expenditures

The City anticipates making total expenditures of approximately \$5.8 million (“Project Costs”) to undertake the projects listed in this Project Plan (“Plan”). Project Costs include an estimated \$3.0 million for public infrastructure, \$1.96 million for development incentives, \$772,000 in debt service interest expense, and \$62,500 for administrative, planning and legal expense.

Incremental Valuation

The City projects that new land and improvements value of approximately \$19.1 million will result from the Project. Creation of this additional value will be made possible by the Project Costs made within the District. A table detailing assumption’s as to the development timing and associated values is included in the Economic Feasibility Study located within this Plan.

Expected Termination of District

Based on the Economic Feasibility Study located within Section 9 of this Plan, the City anticipates that the District will generate sufficient tax increment to pay all Project Costs within 20 of its allowable 27 years.

Summary of Findings

As required by Wis. Stat. § 66.1105, and as documented in this Plan and the exhibits contained and referenced herein, the following findings are made:

1. That “but for” the creation of this District, the development projected to occur as detailed in this Plan: 1) would not occur; or 2) would not occur in the manner, at the values, or within the timeframe desired by the City. Properties located within the District contain various impediments to redevelopment including obsolete and vacant structures requiring substantial renovation, substandard access, and inadequate parking. Due to the additional development costs associated with brownfield redevelopment such as demolition, remediation and provision of off-street parking, TIF will be required in most instances to make redevelopment economically feasible. Without use of TIF, redevelopment projects that the

City wants to encourage within the District are unlikely to attract needed private investment capital. It is therefore the City's judgment that "but for" the use of TIF within the District, that redevelopment is not likely to occur in the manner, at the values, or within the timeframe desired by the City. Since the District includes various potential redevelopment sites, the City will evaluate specific projects as they are proposed regarding any requested TIF assistance.

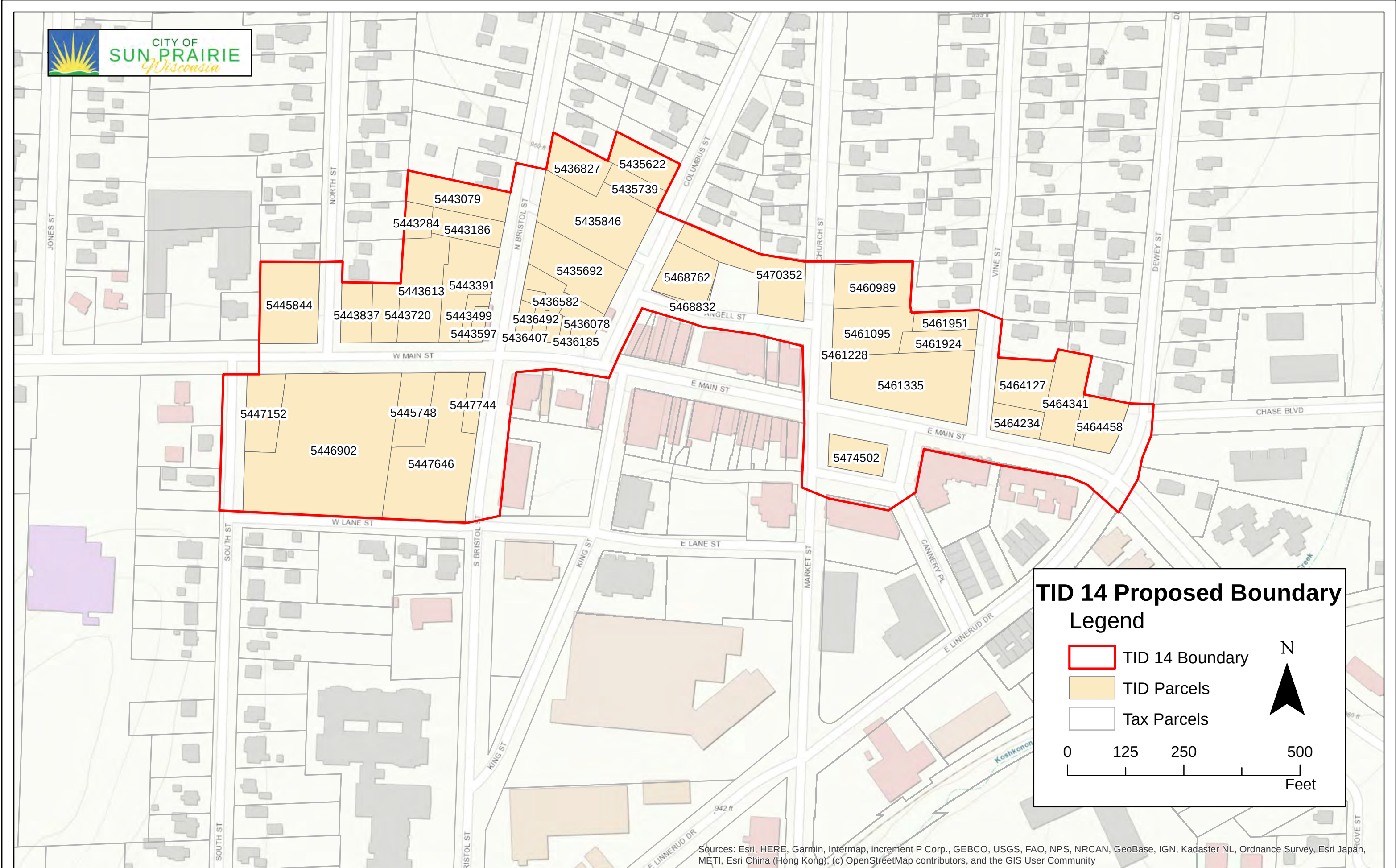
2. **The economic benefits of the District, as measured by increased employment, business and personal income, and property value, are sufficient to compensate for the cost of the improvements.** Beyond the expected increase in incremental property value, development within the District will result short-term employment opportunity as a result of both public and private construction, as well as long-term employment opportunity resulting from commercial and retail operations that will locate in or be retained within the District. Implementation of the Plan will also provide housing opportunities, and commercial enterprise providing goods and services to workers and residents in the area. The City expects that the level of economic benefit derived from implementing the amended Plan will be more than sufficient to compensate for the Project Costs to be made.
3. The benefits of the proposal outweigh the anticipated tax increments to be paid by the owners of property in the overlying taxing jurisdictions. As required by Wis. Stat. § 66.1105(4)(i)4., a calculation of the share of projected tax increments estimated to be paid by the owners of property in the overlying taxing jurisdictions has been prepared and can be found in this Plan. However, because the Project would not occur without the use of tax incremental financing, these tax increments would not be paid but for creation of the District. Accordingly, the City finds that the benefits expected to be realized as set forth in this Plan outweigh the value of the tax increments to be invested in the Project.
4. Not less than 50% by area of the real property within the District is in need of rehabilitation or conservation work as defined by Wis. Stat. § 66.1337(2m)(a).
5. Based on the foregoing finding, the District is designated as a district in need of rehabilitation or conservation.
6. The Project Costs relate directly to the rehabilitation or conservation of property and improvements in the District, consistent with the purpose for which the District is created.

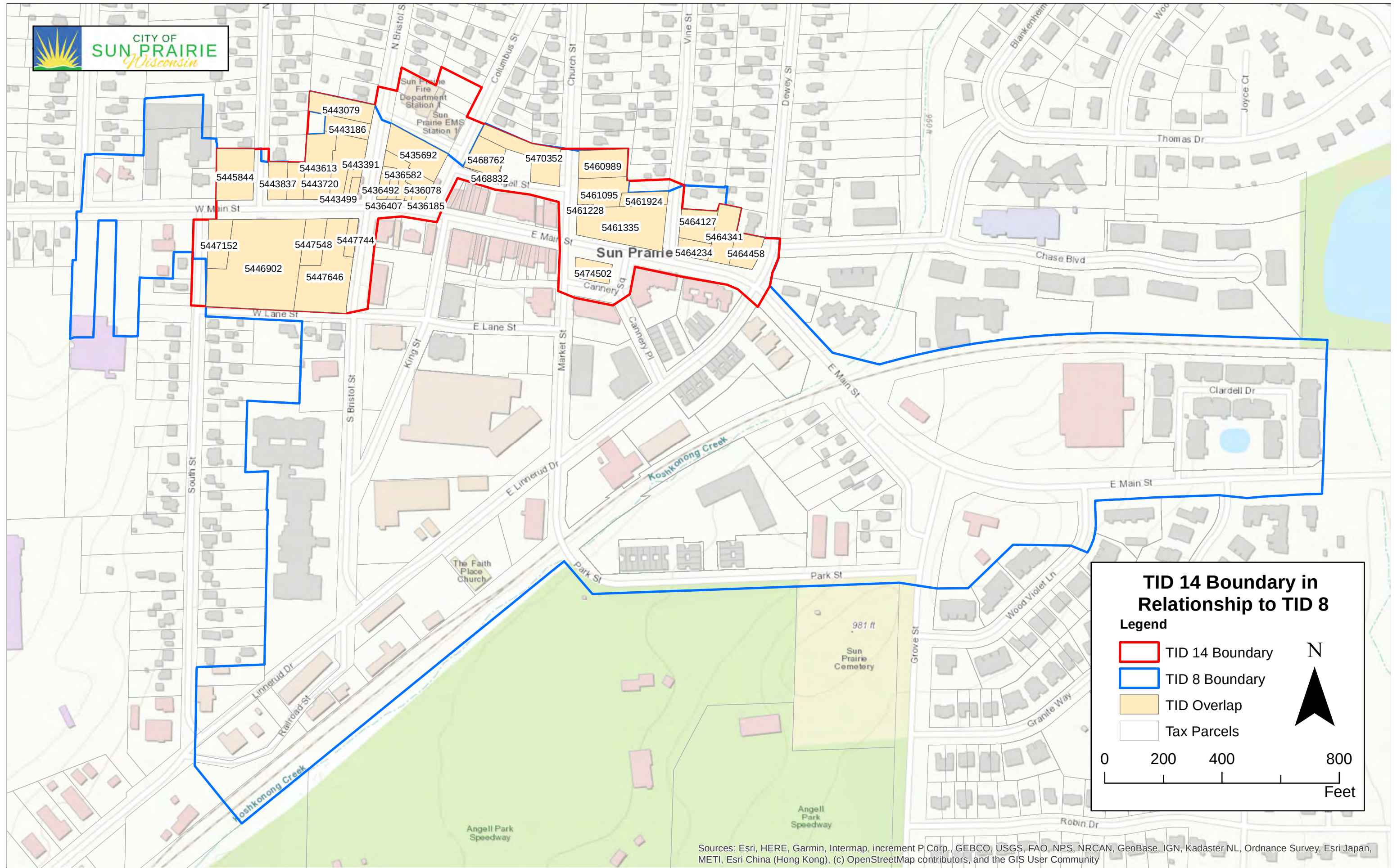
7. Improvements to be made in the District are likely to significantly enhance the value of substantially all of the other real property in the District.
8. The equalized value of taxable property in the District, plus the incremental value of all existing tax incremental districts within the City does not exceed 12% of the total equalized value of taxable property within the City.
9. The City estimates that less than 35% of the territory within the District will be devoted to retail business at the end of the District's maximum expenditure period, pursuant to Wis. Stat. § 66.1105(5)(b).
10. The Plan for the District is feasible and is in conformity with the Master Plan of the City.

SECTION 2:

Preliminary Map of Proposed District Boundary

Maps identifying the District's proposed boundary, and the location of the District relative to existing Tax Incremental District No. 8 to include identification of overlapped parcels are included in this Section on the following two pages.



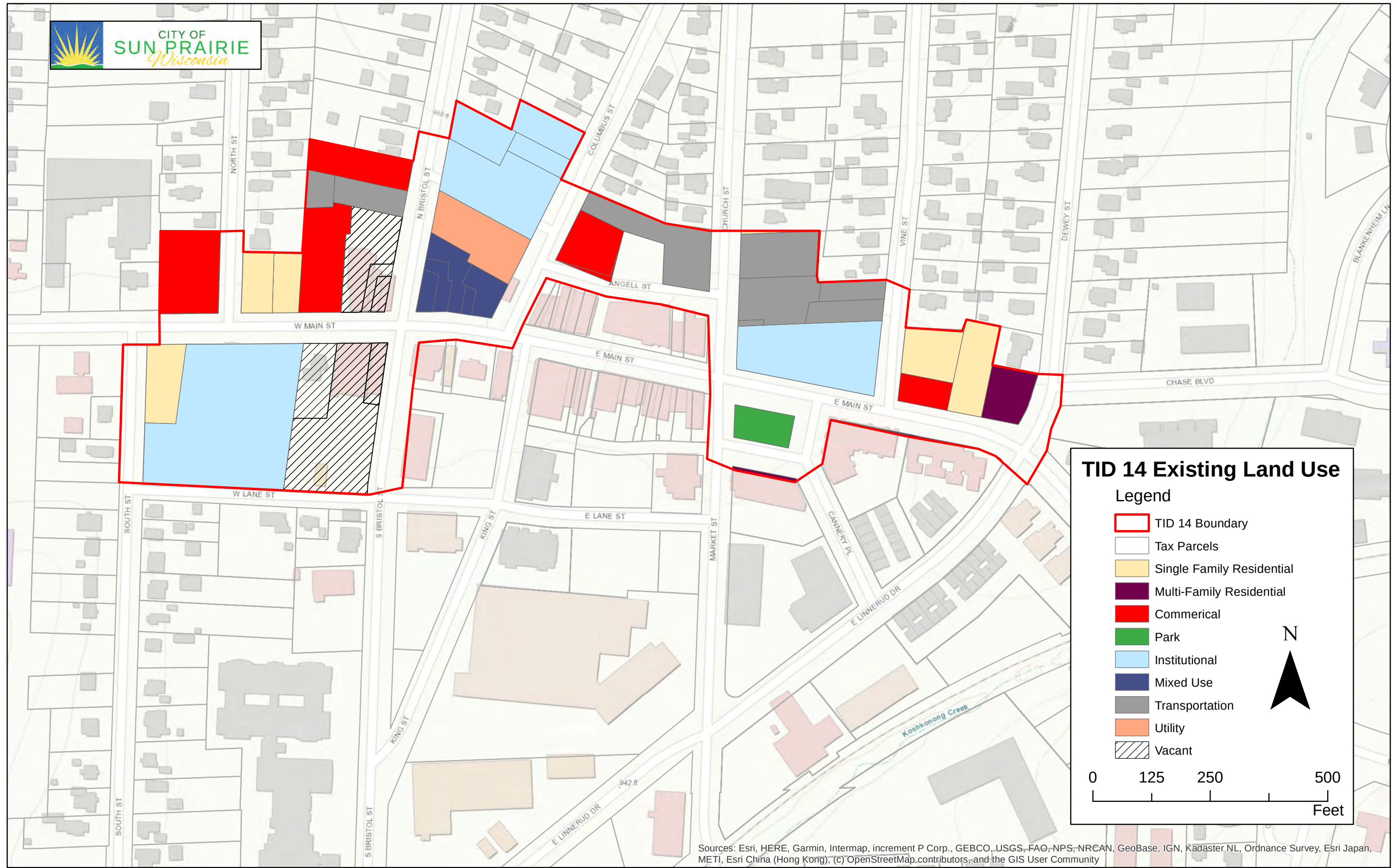


Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), (c) OpenStreetMap contributors, and the GIS User Community

SECTION 3:

Map Showing Existing Uses and Conditions

Maps identifying existing land use within the District's proposed boundary, and property conditions to include identification of those parcels in need of rehabilitation or conservation are included in this Section on the following two pages.



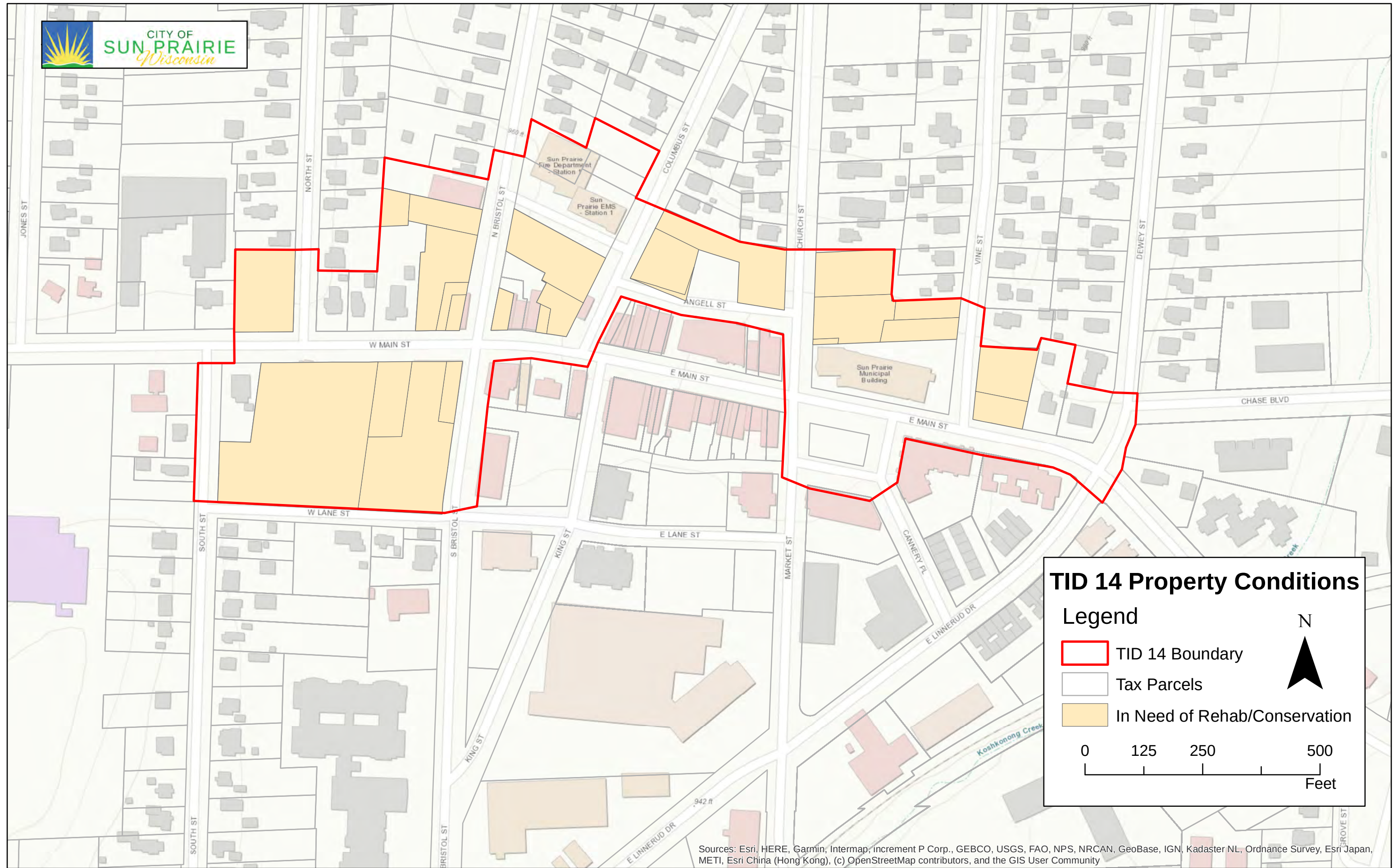
TID 14 Existing Land Use

Legend

- TID 14 Boundary
- Tax Parcels
- Single Family Residential
- Multi-Family Residential
- Commerical
- Park
- Institutional
- Mixed Use
- Transportation
- Utility
- Vacant

0 125 250 500 Feet

Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), (c) OpenStreetMap contributors, and the GIS User Community



Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), (c) OpenStreetMap contributors, and the GIS User Community

SECTION 4:

Preliminary Parcel List and Analysis

The parcels identified in the table within this section will become part of the District effective January 1, 2020. The figures listed under the “Current Value” column reflect assessed valuations as of January 1, 2019. Any increases in valuation occurring after January 1, 2020 will generate incremental value.

Parcels in need of rehabilitation or conservation work as defined by Wis. Stat. § 66.1337(2m)(a) comprise 62% of the total District area. The Project is an urban renewal project that includes undertakings and activities for the elimination, and for the prevention of the development or spread, of slums or blighted, deteriorated or deteriorating areas and may involve any work or undertaking for this purpose constituting a redevelopment project, or any rehabilitation or conservation work, or any combination of the undertaking or work. By undertaking the Project, the City expects to promote redevelopment on underutilized vacant parcels that will provide housing opportunities, and commercial enterprise providing goods and services to workers and residents in the area. By promoting economic activity and encouraging redevelopment in the District, the Project will further the City’s efforts to eliminate and to prevent the development of slums or blighted, deteriorated or deteriorating areas.

Specifically, the Project involves the following undertakings and activities:

1. Redevelopment of the City owned property located at 402 E Main/109-111 Vine Street at the eastern end of the proposed District (*Map Key E*). On June 16, 2020, the City entered into a development agreement with Proper Boug, LLC for development the “Bougie Building”, a three-story mixed-use building with approximately 5,600 sq. ft. of restaurant and community space on the ground floor, and a total of ten residential apartments on the second and third floors.
2. Potential redevelopment of properties located at the northwest and south west corners of the intersection of W. Main Street and N. Bristol Street where buildings were destroyed by the July 2018 gas main explosion. (*Map Keys C2 and D3*).
3. Conservation and improvement of existing buildings located at the northeast corner of the intersection of W. Main Street and N. Bristol Street (*Map Key B*).

4. Reconstruction or improvement of streets, parking areas and stormwater management facilities, and other infrastructure for carrying out the objectives of the urban renewal project.

Parcel ID	PARCELNO	Owner	Property Address	Assessed Acres	TID 8	Existing Use	2019 Land Value	2019 Improvements Value	2019 Total Value	Unhealthful, unsafe, unsanitary conditions	Reduce Traffic Hazards	Obsolete or Detrimental Uses	Remove or prevent spread of blight or deterioration	Provide land for needed public facilities	Acres in Need of Rehabilitation or Conservation Work	Notes
5443837	0811-054-4383-7	HARVEST REAL ESTATE LLC	128 W MAIN ST	0.16	x	Residential	\$ 44,000	\$ 94,500	\$ 138,500							Single Family home
5443720	0811-054-4372-0	HARVEST REAL ESTATE LLC	122 W MAIN ST	0.22	x	Residential	\$ 48,600	\$ 111,500	\$ 160,100							Single Family home
5443613	0811-054-4361-3	114 W MAIN ST LLC	114 W MAIN ST	0.40	x	Commercial	\$ 91,400	\$ 369,000	\$ 460,400							Boutique hotel
5443284	0811-054-4328-4	SUN PRAIRIE, CITY OF		0.10		Transportation	\$ -	\$ -	\$ -		x		x	x	0.10	City-owned parking area. Damaged signage and pavement
5443079	0811-054-4307-9	2 W FULTON STREET LLC	126 N BRISTOL ST	0.33	x	Commercial	\$ 104,800	\$ 244,600	\$ 349,400							Strip Mall
5443186	0811-054-4318-6	SUN PRAIRIE, CITY OF	120 N BRISTOL ST	0.20	x	Transportation	\$ -	\$ -	\$ -		x		x	x	0.20	City-owned parking area. Damaged signage and pavement
5443391	0811-054-4339-1	BAEHR OPERATIONS LLC	108 W MAIN ST	0.40	x	Vacant	\$ 91,600	\$ -	\$ 91,600			x			0.40	Vacant - South Bristol Redevelopment Area
5443499	0811-054-4349-9	BAEHR OPERATIONS LLC	104 W MAIN ST	0.07	x	Vacant	\$ 20,100	\$ -	\$ 20,100			x			0.07	Vacant - South Bristol Redevelopment Area
5443597	0811-054-4359-7	BAEHR OPERATIONS LLC	100 W MAIN ST	0.05	x	Vacant	\$ 16,000	\$ -	\$ 16,000			x			0.05	Vacant - South Bristol Redevelopment Area
5436407	0811-054-3640-7	Current Owner	100 E MAIN ST	0.07	x	Mixed Use	\$ 20,500	\$ 270,100	\$ 290,600	x		x	x		0.07	Old City Hall. Vacant and severely damaged, lack of functional windows and doors.
5436492	0811-054-3649-2	GASPARDO ENTERPRISES LLC	104 E MAIN ST	0.08	x	Mixed Use	\$ 26,400	\$ 193,800	\$ 220,200							Board & Brush
5436582	0811-054-3658-2	CHARLES A WAGNER	108 E MAIN ST	0.18	x	Mixed Use	\$ 56,700	\$ 241,500	\$ 298,200							Wagner's Bar
5436185	0811-054-3618-5	JEFFERY E HOFER	116 E MAIN ST	0.03	x	Mixed Use	\$ 14,000	\$ 170,700	\$ 184,700				x		0.03	deterioration of façade (upper story access door)
5436078	0811-054-3607-8	FENGLING CHEN	120 E MAIN ST	0.14	x	Mixed Use	\$ 44,200	\$ 250,300	\$ 294,500				x		0.14	deterioration of façade (canopies, upper story brick)
5435692	0811-054-3569-2	GENERAL TELE CO OF WI	114 COLUMBUS ST	0.46	x	Utility	\$ -	\$ -	\$ -				x		0.46	Telecom facility. Deterioration of site improvements (pavement, landscaping, building facades)
5435846	0811-054-3584-6	SUN PRAIRIE CITY HALL	124 COLUMBUS ST	0.69		Institutional	\$ -	\$ -	\$ -							EMS/Fire Station
5436827	0811-054-3682-7	CSP-FIRE STATION	135 N BRISTOL ST	0.24		Institutional	\$ -	\$ -	\$ -							EMS/Fire Station
5435622	0811-054-3562-2	SUN PRAIRIE, CITY OF	140 COLUMBUS ST	0.22		Institutional	\$ -	\$ -	\$ -							EMS/Fire Station
5435739	0811-054-3573-9	SUN PRAIRIE, CITY OF		0.13		Institutional	\$ -	\$ -	\$ -							EMS/Fire Station
5470352	0811-054-7035-2	Current Owner	126 CHURCH ST	0.50	x	Commercial	\$ 100,400	\$ 23,100	\$ 123,500			x	x		0.50	Bank parking lot. Deterioration of asphalt, vacant outbuilding used as parking canopy

Parcel List Continued on Next Page

Parcel ID	PARCELNO	Owner	Property Address	Assessed Acres	TID 8	Existing Use	2019 Land Value	2019 Improvements Value	2019 Total Value	Unhealthful, unsafe, unsanitary conditions	Reduce Traffic Hazards	Obsolete or Detrimental Uses	Remove or prevent spread of blight or deterioration	Provide land for needed public facilities	Acres in Need of Rehabilitation or Conservation Work	Notes
5468762	0811-054-6876-2	CITY OF SUN PRAIRIE	117 COLUMBUS ST	0.27	x	Commercial	\$ 73,900	\$ 125,800	\$ 199,700	x		x	x	x	0.27	Vacant, city-owned commercial property. Deterioration of building exterior and parking areas
5468832	0811-054-6883-2	CITY OF SUN PRAIRIE		0.03	x	Commercial	\$ -	\$ -	\$ -	x		x	x	x	0.03	Vacant, city-owned commercial property. Deterioration of building exterior and parking areas
5461335	0811-054-6133-5	SUN PRAIRIE, CITY OF	300 E MAIN ST	0.87	x	Institutional	\$ -	\$ -	\$ -							City Hall
5461228	0811-054-6122-8	SUN PRAIRIE, CITY OF	300 E MAIN ST	0.02	x	Transportation	\$ -	\$ -	\$ -			x		x	0.02	City Hall rear parking area. Well maintained but substandard improvements (no curb around site edges or parkign blocks, lack of pedestrian islands and screening)
5461095	0811-054-6109-5	SUN PRAIRIE, CITY OF	115 CHURCH ST	0.01	x	Transportation	\$ -	\$ -	\$ -			x		x	0.01	City Hall rear parking area. Well maintained but substandard improvements (no curb around site edges or parkign blocks, lack of pedestrian islands and screening)
5460989	0811-054-6098-9	Current Owner	125 CHURCH ST	0.36	x	Transportation	\$ 88,100	\$ 20,400	\$ 108,500			x		x	0.36	City Hall rear parking area. Well maintained but substandard improvements (no curb around site edges or parkign blocks, lack of pedestrian islands and screening)
5461951	0811-054-6195-1	SUN PRAIRIE, CITY OF	300 E MAIN ST	0.13		Transportation	\$ -	\$ -	\$ -			x		x	0.13	City Hall rear parking area. Well maintained but substandard improvements (no curb around site edges or parkign blocks, lack of pedestrian islands and screening)
5461924	0811-054-6192-4	SUN PRAIRIE, CITY OF	300 E MAIN ST	0.17	x	Transportation	\$ -	\$ -	\$ -			x		x	0.17	City Hall rear parking area. Well maintained but substandard improvements (no curb around site edges or parkign blocks, lack of pedestrian islands and screening)
5464127	0811-054-6412-7	CITY OF SUN PRAIRIE	109 VINE ST	0.30	x	Residential	\$ 52,200	\$ 82,700	\$ 134,900			x	x		0.30	Vacant former commercial property, City-owned redevelopment site (razed)
5464234	0811-054-6423-4	CITY OF SUN PRAIRIE	402 E MAIN ST	0.15	x	Commercial	\$ 51,300	\$ 43,000	\$ 94,300			x	x		0.15	Vacant former commercial property, City-owned redevelopment site (razed)
5464341	0811-054-6434-1	JEFFREY D THOMAS	414 E MAIN ST	0.34	x	Residential	\$ 53,600	\$ 139,500	\$ 193,100							Single Family home
5464458	0811-054-6445-8	Current Owner	420 E MAIN ST	0.24	x	Residential	\$ 79,100	\$ 213,800	\$ 292,900							Multifamily residential
5474502	0811-054-7450-2	SUN PRAIRIE, CITY OF	301 E MAIN ST	0.19	x	Greenspace	\$ -	\$ -	\$ -							Cannery Square Park
5447744	0811-054-4774-4	PROPER BOUG LLC	101 W MAIN ST	0.10	x	Vacant	\$ 31,400	\$ -	\$ 31,400			x	x		0.10	Vacant - South Bristol Redevelopment Area
5447646	0811-054-4764-6	OSHKOSH INVESTMENT LLC	107 W MAIN ST	0.95	x	Vacant	\$ 145,400	\$ -	\$ 145,400			x	x		0.95	Vacant - South Bristol Redevelopment Area. Deteriorating parking lot, trash encolsure and garage at rear of property.
5447548	0811-054-4754-8	JOSEPH L POWELKA	113 W MAIN ST	0.39	x	Vacant	\$ 90,900	\$ -	\$ 90,900			x	x		0.39	Vacant - South Bristol Redevelopment Area. Building foundation and debris present.
5446902	0811-054-4690-2	SUN PRAIRIE WATER & LIGHT COMMISSION	125 W MAIN ST	1.96	x	Utility	\$ 53,200	\$ 153,500	\$ 206,700				x	x	1.96	Some deterioration of improvements on Lane Street frontage, unscreened service vehicle parking, no curbs around parking, minimal greenspace.
5447152	0811-054-4715-2	JESSICA J PAGEL	211 W MAIN ST	0.29	x	Residential	\$ 52,200	\$ 198,000	\$ 250,200							Single Family home
5445844	0811-054-4584-4	SUN PRAIRIE ASSOCIATES LTD PARTNERSHIP	202 W MAIN ST	0.52	x	Commercial	\$ 102,000	\$ 400,900	\$ 502,900			x	x		0.52	Mostly vacant mixed use property, lack of exterior maintenance, roof deterioration
TOTALS				11.96			\$ 1,552,000	\$ 3,346,700	\$ 4,898,700						7.38	

SECTION 5:

Equalized Value Test

The following calculations demonstrate that the City expects to be in compliance with Wis. Stat. § 66.1105(4)(gm)4.c., which requires that the equalized value of the taxable property in the proposed District, plus the value increment of all existing tax incremental districts, does not exceed 12% of the total equalized value of taxable property within the City.

Calculation of City Equalized Value Limit

City TID IN Equalized Value (Jan. 1, 2019)	\$ 3,634,094,300
TID Valuation Limit @ 12% of Above Value	\$ 436,091,316

Calculation of Value Subject to Limit

Base Value of New District	\$ 4,898,700
Incremental Value of Existing Districts (Jan. 1, 2019)	\$ <u>229,553,400</u>
Total Value Subject to 12% Valuation Limit	\$ 234,452,100

The equalized value of the increment of existing tax incremental districts within the City plus the estimated base value of the District totals \$234,452,100. This value is less than the maximum of \$436,091,316 in equalized value that is permitted for the City.

SECTION 6:

Statement Listing the Kind, Number and Location of All Proposed Public Works or Improvements Within the District

Project Costs are any expenditure made, estimated to be made, or monetary obligations incurred or estimated to be incurred as outlined in this Plan. Project Costs will be diminished by any income, special assessments or other revenues, including user fees or charges, other than tax increments, received or reasonably expected to be received in connection with the implementation of the Plan. If Project Costs incurred benefit territory outside the District, a proportionate share of the cost is not a Project Cost. Costs identified in this Plan are preliminary estimates made prior to design considerations and are subject to change after planning, design and construction is completed.

With all Project Costs, the costs of engineering, design, survey, inspection, materials, construction, restoring property to its original condition, apparatus necessary for public works, legal and other consultant fees, testing, environmental studies, permits, updating City ordinances and plans, judgments or claims for damages and other expenses are included as Project Costs.

The following is a list of public works and other tax incremental financing eligible Project Costs that the City expects to make, or may need to make, in conjunction with the implementation of the District's Plan. The map found in Section 7 of this Plan along with the Detailed List of Project Costs found in Section 8 provide additional information as to the kind, number and location of potential Project Costs.

Property, Right-of-Way and Easement Acquisition

Property Acquisition for Development

To promote and facilitate development the City may acquire property within the District. The cost of property acquired, and any costs associated with the transaction, are eligible Project Costs. Following acquisition, other Project Costs within the categories detailed in this Section may be incurred to make the property suitable for development. Any revenue received by the City from the sale of property acquired pursuant to the execution of this Plan will be used to reduce the total project costs of the District. If total Project Costs incurred by the City to acquire property and make it suitable for development exceed the revenues or other consideration received from the sale or lease of that property, the net amount shall be considered "real property assembly costs" as

defined in Wis. Stat. § 66.1105(2)(f)1.c., and subject to recovery as an eligible Project Cost.

Property Acquisition for Conservancy

To promote the objectives of this Plan, the City may acquire property within the District that it will designate for conservancy. These conservancy objectives include preserving historic resources or sensitive natural features; protection of scenic and historic views; maintaining habitat for wildlife; maintaining adequate open space; reduction of erosion and sedimentation by preserving existing vegetation; and providing adequate areas for management of stormwater. The cost of property acquired for conservancy, and any costs associated with the transaction, are eligible Project Costs.

Acquisition of Rights-of-Way

The City may need to acquire property to allow for installation of streets, driveways, sidewalks, utilities, stormwater management practices and other public infrastructure. Costs incurred by the City to identify, negotiate and acquire rights-of-way are eligible Project Costs.

Acquisition of Easements

The City may need to acquire temporary or permanent easements to allow for installation and maintenance of streets, driveways, sidewalks, utilities, stormwater management practices and other public infrastructure. Costs incurred by the City to identify, negotiate and acquire easement rights are eligible Project Costs.

Relocation Costs

If relocation expenses are incurred in conjunction with the acquisition of property, those expenses are eligible Project Costs. These costs may include but are not limited to preparation of a relocation plan; allocations of staff time; legal fees; publication of notices; obtaining appraisals; and payment of relocation benefits as required by Wis. Stat. Chapter 32 and Wis. Admin. Code ADM 92.

Site Preparation Activities

Environmental Audits and Remediation

If it becomes necessary to evaluate any land or improvement within the District, any cost incurred by the City related to environmental audits, testing, and remediation are eligible Project Costs.

Demolition

To make sites suitable for development, the City may incur costs related to demolition and removal of structures or other land improvements, to include abandonment of wells or other existing utility services.

Site Grading

Land within the District may require grading to make it suitable for development, to provide access, and to control stormwater runoff. The City may need to remove and dispose of excess material or bring in fill material to provide for proper site elevations. Expenses incurred by the City for site grading are eligible Project Costs.

Utilities

Sanitary Sewer System Improvements

To allow development to occur, the City may need to construct, alter, rebuild or expand sanitary sewer infrastructure within the District. Eligible Project Costs include, but are not limited to, construction, alteration, rebuilding or expansion of collection mains; manholes and cleanouts; service laterals; force mains; interceptor sewers; pumping stations; lift stations; wastewater treatment facilities; and all related appurtenances. To the extent sanitary sewer projects undertaken within the District provide direct benefit to land outside of the District, the City will make an allocation of costs based on such benefit. Those costs corresponding to the benefit allocated to land within the District, and necessitated by the implementation of the Project Plan, are eligible Project Costs. Implementation of the Project Plan may also require that the City construct, alter, rebuild or expand sanitary sewer infrastructure located outside of the District. That portion of the costs of sanitary sewer system projects undertaken outside the District which are necessitated by the implementation of the Project Plan are eligible Project Costs. The improvements to the wastewater treatment facilities, although not within the ½ mile radius, is an eligible project cost under Wis. Stat. § 66.1105(2)(f)1 k.

Water System Improvements

To allow development to occur, the City may need to construct, alter, rebuild or expand water system infrastructure within the District. Eligible Project Costs include, but are not limited to, construction, alteration, rebuilding or expansion of distribution mains; manholes and valves; hydrants; service laterals; pumping stations; wells; water treatment facilities; storage tanks and reservoirs; and all related appurtenances. To the extent water system projects undertaken within the District provide direct benefit to land outside of the District, the City will

make an allocation of costs based on such benefit. Those costs corresponding to the benefit allocated to land within the District, and necessitated by the implementation of the Project Plan, are eligible Project Costs. Implementation of the Project Plan may also require that the City construct, alter, rebuild or expand water system infrastructure located outside of the District. That portion of the costs of water system projects undertaken outside the District which are necessitated by the implementation of the Project Plan are eligible Project Costs.

Stormwater Management System Improvements

Development within the District will cause stormwater runoff. To manage this stormwater runoff, the City may need to construct, alter, rebuild or expand stormwater management infrastructure within the District. Eligible Project Costs include, but are not limited to, construction, alteration, rebuilding or expansion of: stormwater collection mains; inlets, manholes and valves; service laterals; ditches; culvert pipes; box culverts; bridges; stabilization of stream and river banks; and infiltration, filtration and detention Best Management Practices (BMP's). To the extent stormwater management system projects undertaken within the District provide direct benefit to land outside of the District, the City will make an allocation of costs based on such benefit. Those costs corresponding to the benefit allocated to land within the District, and necessitated by the implementation of the Project Plan, are eligible Project Costs. Implementation of the Project Plan may also require that the City construct, alter, rebuild or expand stormwater management infrastructure located outside of the District. That portion of the costs of stormwater management system projects undertaken outside the District which are necessitated by the implementation of the Project Plan are eligible Project Costs.

Electric Service

To create sites suitable for development, the City may incur costs to provide, relocate or upgrade electric services. Relocation may require abandonment and removal of existing poles or towers, installation of new poles or towers, or burying of overhead electric lines. Costs incurred by the City to undertake this work are eligible Project Costs.

Gas Service

To create sites suitable for development, the City may incur costs to provide, relocate or upgrade gas mains and services. Costs incurred by the City to undertake this work are eligible Project Costs.

Communications Infrastructure

To create sites suitable for development, the City may incur costs to provide, relocate or upgrade infrastructure required for voice and data communications, including, but not limited to telephone lines, cable lines and fiber optic cable. Costs incurred by the City to undertake this work are eligible Project Costs.

Streets and Streetscape

Street Improvements

To allow development to occur, the City may need to construct or reconstruct streets, highways, alleys, access drives and parking areas. Eligible Project Costs include, but are not limited to: excavation; removal or placement of fill; construction of road base; asphalt or concrete paving or repaving; installation of curb and gutter; installation of sidewalks and bicycle lanes; installation of culverts, box culverts and bridges; rail crossings and signals; utility relocation, to include burying overhead utility lines; street lighting; installation of traffic control signage and traffic signals; pavement marking; right-of-way restoration; installation of retaining walls; and installation of fences, berms, and landscaping.

Streetscaping and Landscaping

To attract development consistent with the objectives of this Plan, the City may install amenities to enhance development sites, rights-of-way and other public spaces. These amenities include but are not limited to: landscaping; lighting of streets, sidewalks, parking areas and public areas; installation of planters, benches, clocks, tree rings, trash receptacles and similar items; and installation of brick or other decorative walks, terraces and street crossings. These and any other similar amenities installed by the City are eligible Project Costs.

Community Development

Cash Grants (Development Incentives)

The City may enter into agreements with property owners, lessees, or developers of land located within the District for sharing costs to encourage the desired kind of improvements and assure tax base is generated sufficient to recover Project Costs. No cash grants will be provided until the City executes a developer agreement with the recipient of the cash grant. Any payments of cash grants made by the City are eligible Project Costs.

Miscellaneous

Parking Structure

The Sun Prairie Stronger Master Plan has identified construction of public parking integrated with residential multi-family development as a means to provide additional needed parking in the downtown area. While projected cash flows in this Plan are not adequate to pay the cost of constructing parking deck facilities, the City may contribute District funds to pay some or all of such costs in the event actual District financial performance exceeds projections.

Projects Outside the Tax Increment District

Pursuant to Wis. Stat. § 66.1105(2)(f)1.n, the City may undertake projects within territory located within one-half mile of the boundary of the District provided that: 1) the project area is located within the City's corporate boundaries; and 2) the projects are approved by the Joint Review Board. The cost of projects completed outside the District pursuant to this section are eligible project costs and may include any project cost that would otherwise be eligible if undertaken within the District. The City intends to make the following project cost expenditures outside the District: Lane Street reconstruction, Festival Street improvements and construction of stormwater retention basin and associated land purchase.

Professional Service and Organizational Costs

The costs of professional services rendered, and other costs incurred, in relation to the creation, administration and termination of the District, and the undertaking of the projects contained within this Plan, are eligible Project Costs. Professional services include but are not limited to architectural; environmental; planning; engineering; legal; audit; financial; and the costs of informing the public with respect to the creation of the District and the implementation of the Plan.

Administrative Costs

The City may charge to the District as eligible Project Costs reasonable allocations of administrative costs, including, but not limited to, employee salaries. Costs allocated will bear a direct connection to the time spent by City employees relating to the implementation of the Plan.

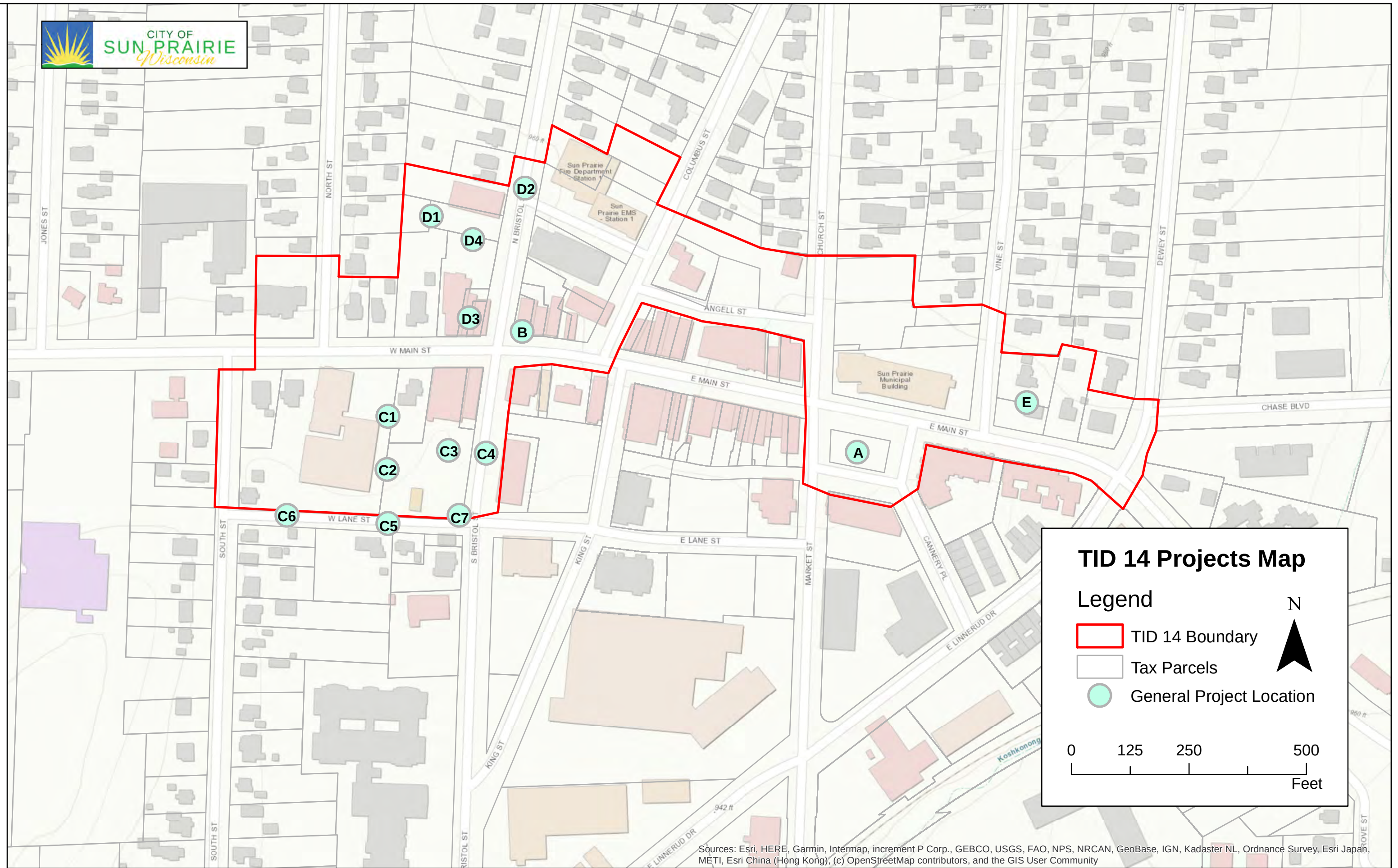
Financing Costs

Interest expense, debt issuance expenses, redemption premiums, and any other fees and costs incurred in conjunction with obtaining financing for projects undertaken under this Plan are eligible Project Costs.

SECTION 7:

Map Showing Proposed Improvements and Uses

Map Found on Following Page.



Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), (c) OpenStreetMap contributors, and the GIS User Community

SECTION 8:

Detailed List of Estimated Project Costs

The following list identifies the Project Costs that the City currently expects to incur in implementing the District's Plan. All projects identified and related costs reflect the best estimates available as of the date of preparation of this Plan. All costs are preliminary estimates and may increase or decrease. Certain Project Costs listed may become unnecessary, and other Project Costs not currently identified may need to be made. (Section 6 details the general categories of eligible Project Costs). Changes in Project Cost totals or the types of Project Costs to be incurred will not require that this Plan be amended. This Plan is not meant to be a budget nor an appropriation of funds for specific Project Costs, but a framework within which to manage Project Costs.

City of Sun Prairie, Wisconsin				
Tax Increment District # 14				
Estimated Project List				
Map Key	Project Title	Notes	Implementation / Timeframe	Estimated Cost
A	Cannery Square: Replace Pump/Fountain, Pavers, Concrete Planters	¹	2030 - 2031	\$ 100,000
B	Financial Incentive for Historical Restoration Assistance	²	2023 - 2048	\$ 74,773
C	SW Corner of Bristol & Main			
C1	Infrastructure (Parking Garage)	³	TBD	\$ -
C2	Development Incentive	²	2029 - 2037	\$ 750,000
C3	Purchase of Land	¹	2025	\$ 400,000
C4	S Bristol (Linnerud to Main) with Increased On-Street Parking	¹	2028	\$ 200,000
C5	Lane Street Reconstruction	¹	2029	\$ 190,000
C6	Festival Street	¹	2029	\$ 1,000,000
C7	Stormwater Retention Basin & Possible Purchase Land	¹	2027	\$ 500,000
D	NW Corner of Bristol & Main			
D1	Infrastructure Updates: City Parking Lot Resurfacing	¹	2021	\$ 14,000
D2	N Bristol Street Reconstruction: Angell Street to Cliff Street	¹	2030	\$ 197,400
D3	Development Incentive	²	2030 - 2042	\$ 750,000
D4	Purchase of Land	¹	2029	\$ 400,000
E	Financial Incentive for redevelopment of 402 E Main	⁴	2020 - 2032	\$ 387,410
	Administrative, Planning & Legal Expense	⁵	2020 - 2041	\$ 62,500
	Interest on Long-Term Debt	⁵	2026 - 2044	\$ 771,750
Total Projects				<u>\$ 5,797,833</u>
Notes:				
¹ Assumptions as to public infrastructure and land acquisition project costs per City staff estimates received on 6-29-2020.				
² Potential future PAYGO incentives identified for purposes of cash flow feasibility only.				
³ District contributions to potential parking garage to be determined based on TID performance and funding availability.				
⁴ Per terms of Development Agreement with Proper Boug LLC for redevelopment of 402 E Main/109-111 Vine Street.				
⁵ Calculated or assumed by Ehlers.				

SECTION 9: Economic Feasibility Study, Description of the Methods of Financing Estimated Project Costs and the Time When Related Costs or Monetary Obligations are to be Incurred

This Section includes a forecast of the valuation increases expected within the District, the associated tax increment collections, a summary of how Project Costs would be financed, and a projected cash flow demonstrating that the District is economically feasible.

Key Assumptions

The Project Costs the City plans to make are expected to create \$19.16 million in incremental value by January 1, 2029. Estimated valuations and timing for construction of the Project are included in Table 1. Assuming the City's current equalized TID Interim tax rate of \$24.06 per thousand of equalized value, and no economic appreciation or depreciation, the Project would generate \$9,361,188 in incremental tax revenue over the 27-year term of the District as shown in Table 2.

City of Sun Prairie, Wisconsin

Tax Increment District # 14

Development Assumptions¹

Construction Year	Bougie Bldg. Project <i>Map Key E</i>	NE Corner Main & Bristol <i>Map Key B</i>	SW Corner Main & Bristol <i>Map Key C2</i>	NW Corner Main & Bristol <i>Map Key D3</i>	Annual Total	Construction Year
1 2020					0	2020 1
2 2021	2,000,000	159,400			2,159,400	2021 2
3 2022					0	2022 3
4 2023					0	2023 4
5 2024					0	2024 5
6 2025					0	2025 6
7 2026					0	2026 7
8 2027			10,000,000		10,000,000	2027 8
9 2028				7,000,000	7,000,000	2028 9
10 2029					0	2029 10
11 2030					0	2030 11
12 2031					0	2031 12
13 2032					0	2032 13
14 2033					0	2033 14
15 2034					0	2034 15
16 2035					0	2035 16
17 2036					0	2036 17
18 2037					0	2037 18
19 2038					0	2038 19
20 2039					0	2039 20
21 2040					0	2040 21
22 2041					0	2041 22
23 2042					0	2042 23
24 2043					0	2043 24
25 2044					0	2044 25
26 2045					0	2045 26
27 2046					0	2046 27
Totals	2,000,000	159,400	10,000,000	7,000,000	19,159,400	

Notes:

¹Assumptions as to valuations and timing per City staff estimates received on 6-29-2020.

Table 1 - Development Assumptions

City of Sun Prairie, Wisconsin

Tax Increment District # 14

Tax Increment Projection Worksheet

Type of District	Rehabilitation	Estimated Base Value	4,395,800
District Creation Date	September 1, 2020	Appreciation Factor	0.00%
Valuation Date	Jan 1, 2020	Base Tax Rate	\$24.06
Max Life (Years)	27	Rate Adjustment Factor	0.00%
Expenditure Period/Termination	22 9/1/2042		
Revenue Periods/Final Year	27 2048		
Extension Eligibility/Years	Yes 3		
Eligible Recipient District	Yes		

	Construction		Valuation		Inflation		Total		Tax Rate ¹	Tax Increment
	Year	Value Added	Year		Increment		Increment	Revenue Year		
1	2020	0	2021		0		0	2022	\$24.06	0
2	2021	2,159,400	2022		0		2,159,400	2023	\$24.06	51,946
3	2022	0	2023		0		2,159,400	2024	\$24.06	51,946
4	2023	0	2024		0		2,159,400	2025	\$24.06	51,946
5	2024	0	2025		0		2,159,400	2026	\$24.06	51,946
6	2025	0	2026		0		2,159,400	2027	\$24.06	51,946
7	2026	0	2027		0		2,159,400	2028	\$24.06	51,946
8	2027	10,000,000	2028		0		12,159,400	2029	\$24.06	292,504
9	2028	7,000,000	2029		0		19,159,400	2030	\$24.06	460,895
10	2029	0	2030		0		19,159,400	2031	\$24.06	460,895
11	2030	0	2031		0		19,159,400	2032	\$24.06	460,895
12	2031	0	2032		0		19,159,400	2033	\$24.06	460,895
13	2032	0	2033		0		19,159,400	2034	\$24.06	460,895
14	2033	0	2034		0		19,159,400	2035	\$24.06	460,895
15	2034	0	2035		0		19,159,400	2036	\$24.06	460,895
16	2035	0	2036		0		19,159,400	2037	\$24.06	460,895
17	2036	0	2037		0		19,159,400	2038	\$24.06	460,895
18	2037	0	2038		0		19,159,400	2039	\$24.06	460,895
19	2038	0	2039		0		19,159,400	2040	\$24.06	460,895
20	2039	0	2040		0		19,159,400	2041	\$24.06	460,895
21	2040	0	2041		0		19,159,400	2042	\$24.06	460,895
22	2041	0	2042		0		19,159,400	2043	\$24.06	460,895
23	2042	0	2043		0		19,159,400	2044	\$24.06	460,895
24	2043	0	2044		0		19,159,400	2045	\$24.06	460,895
25	2044	0	2045		0		19,159,400	2046	\$24.06	460,895
26	2045	0	2046		0		19,159,400	2047	\$24.06	460,895
27	2046	0	2047		0		19,159,400	2048	\$24.06	460,895
Totals		19,159,400			0			Future Value of Increment		9,361,188

Notes:

¹Actual 2019/20 TID Interim Rate per DOR Form PC-202 (Tax Increment Collection Worksheet)

Table 2 - Tax Increment Projection Worksheet

Financing and Implementation

The incentive related to redevelopment of the City owned property located at 402 E Main/109-111 Vine Street will be paid on a “pay as you go” basis from the tax increment generated from that project. Specifically, the City will allocate 75% of the incremental taxes generated to pay the incentive up to a maximum of \$357,410. The City will also make a one-time up-front cash payment to the developer in the amount of \$30,000 for reimbursement of environmental related costs. No City financing will be required to implement this initial project. In advance of receiving tax increment in 2023, the City will advance funds as needed to pay the cost of District creation and administration and will recover the advanced amounts as revenues become available. **Table 3a** projects the District’s cash flow for the 402 E Main/109-111 Vine Street project only with a forecasted closure date year of 2030. The purpose of this table is to demonstrate that the initial project is self-supporting, and while the City expects that additional redevelopment will occur within the District, it is not required to make the project economically feasible.

The second cash flow exhibit (**Table 3b**) assumes that the properties located at the northwest and southwest corners of the intersection of W. Main Street and N. Bristol Street are also redeveloped, and that all Project Costs identified in this Plan are incurred. Related incentives would be structured on a “pay as you go” basis while public infrastructure projects are assumed to be debt financed. To ensure that sufficient tax increment is available to pay these costs, the City will need adjust the potential timing and scope to coincide with creation of incremental value. Alternatively, the City may apply other revenues to fund costs that the District cannot fully support. Assuming full implementation of the Plan, the District is projected to accumulate sufficient funds by the year 2041 to pay off all Project cost liabilities and obligations. The projected closure is based on the various assumptions noted in this Plan and will vary dependent on actual Project Costs incurred and the actual amount of tax increments collected.

City of Sun Prairie, Wisconsin
Tax Increment District # 14
Cash Flow Projection

Redevelopment of 402 E Main/109-111 Vine Street Only

Year	Projected Revenues				Expenditures								Balances			Year	
	Tax Increment	Long Term Debt Proceeds	Land Sale Revenue ¹	Total Revenues	Development Incentives					Admin., Planning & Legal			Total Expenditures	Principal			
					Bougie Bldg. PAYGO @ 75% ¹	Bougie Bldg. Env. Reimb. ¹	Map Key B PAYGO @ 75% ²	Map Key C2 PAYGO @ 35% ²	Map Key D3 PAYGO @ 35% ²								Estimated Debt Service ³
2020	0	50,000	0	30,000								35,000	65,000	(65,000)	(65,000)		2020
2021			50,000									1,000	1,000	49,000	(16,000)		2021
2022			0	0								1,000	1,000	(1,000)	(17,000)	357,410	2022
2023			48,112	48,112	36,084							1,000	37,084	11,028	(5,972)	321,326	2023
2024			48,112	48,112	36,084							1,000	37,084	11,028	5,056	285,243	2024
2025	48,112		48,112	36,084							1,000	37,084	11,028	16,084	249,159	2025	
2026	48,112		48,112	36,084							1,000	37,084	11,028	27,112	213,075	2026	
2027	48,112		48,112	36,084							1,000	37,084	11,028	38,140	176,991	2027	
2028	48,112		48,112	36,084							1,000	37,084	11,028	49,167	140,908	2028	
2029	48,112		48,112	36,084							1,000	37,084	11,028	60,195	104,824	2029	
2030	48,112		48,112	36,084							1,000	37,084	11,028	71,223	68,740	2030	
2031	48,112		48,112	36,084							1,000	37,084	11,028	82,251	32,656	2031	
2032	48,112		48,112	32,656							1,000	33,656	14,455	96,706	0	2032	
2033	48,112		48,112								1,000	1,000	47,112	143,818	0	2033	
2034	48,112		48,112								1,000	1,000	47,112	190,930	0	2034	
2035	48,112		48,112								1,000	1,000	47,112	238,041	0	2035	
2036	48,112		48,112								1,000	1,000	47,112	285,153	0	2036	
2037	48,112		48,112								1,000	1,000	47,112	332,265	0	2037	
2038	48,112		48,112								1,000	1,000	47,112	379,376	0	2038	
2039	48,112		48,112								1,000	1,000	47,112	426,488	0	2039	
2040	48,112		48,112								1,000	1,000	47,112	473,600	0	2040	
2041	48,112		48,112								7,500	7,500	40,612	514,211	0	2041	
2042	48,112		48,112									0	48,112	562,323	0	2042	
2043	48,112		48,112									0	48,112	610,435	0	2043	
2044	48,112		48,112									0	48,112	658,546	0	2044	
2045	48,112		48,112									0	48,112	706,658	0	2045	
2046	48,112		48,112									0	48,112	754,769	0	2046	
2047	48,112		48,112									0	48,112	802,881	0	2047	
2048	48,112		48,112									0	48,112	850,993	0	2048	
Total	1,250,903	0	50,000	1,300,903	357,410	30,000	0	0	0	0	0	62,500	449,910			Total	

Notes:
¹Per terms of Development Agreement with Proper Boug LLC for redevelopment of 402 E Main/109-111 Vine Stree
²Potential future PAYGO incentives identified for purposes of cash flow feasibility only.
³Assumes all debt amortized over 15 years at an estimated interest rate of 3%.
⁴Assumptions as to public infrastructure and land acquisition project costs per City staff estimates received on 6-29-2020.
⁵Includes debt principal outstanding plus outstanding PAYGO agreement balances.

Table 3a – Cash Flow

City of Sun Prairie, Wisconsin

Tax Increment District # 14

Cash Flow Projection

Year	Projected Revenues				Expenditures									Balances			Year
	Tax Increment	Long Term Debt Proceeds	Land Sale Revenue ¹	Total Revenues	Development Incentives					Estimated Debt Service ³	Public Imp. ⁴	Admin., Planning & Legal	Total Expenditures	Annual	Cumulative	Principal Outstanding ⁵	
					Bougie Bldg. PAYGO @ 75% ¹	Bougie Bldg. Env. Reimb. ¹	Map Key B PAYGO @ 75% ²	Map Key C2 PAYGO @ 35% ²	Map Key D3 PAYGO @ 35% ²								
2020				0	30,000						0	35,000	65,000	(65,000)	(65,000)		2020
2021			50,000	50,000							14,000	1,000	15,000	35,000	(30,000)		2021
2022	0			0							0	1,000	1,000	(1,000)	(31,000)	432,183	2022
2023	51,946			51,946	36,084		2,876				0	1,000	39,960	11,987	(19,013)	393,223	2023
2024	51,946			51,946	36,084		2,876				0	1,000	39,960	11,987	(7,027)	354,263	2024
2025	51,946	400,000		451,946	36,084		2,876				400,000	1,000	439,960	11,987	4,960	715,304	2025
2026	51,946			51,946	36,084		2,876			12,000	0	1,000	51,960	(13)	4,946	676,344	2026
2027	51,946	500,000		551,946	36,084		2,876			12,000	500,000	1,000	551,960	(13)	4,933	1,137,385	2027
2028	51,946	200,000		251,946	36,084		2,876			27,000	200,000	1,000	266,960	(15,013)	(10,081)	2,048,425	2028
2029	292,504	1,590,000		1,882,504	36,084		2,876	84,195		58,000	1,590,000	1,000	1,772,155	110,349	100,269	4,240,270	2029
2030	460,895			460,895	36,084		2,876	84,195	58,937	109,950	247,400	1,000	540,442	(79,547)	20,722	4,028,178	2030
2031	460,895			460,895	36,084		2,876	84,195	58,937	154,050	50,000	1,000	387,142	73,753	94,475	3,771,087	2031
2032	460,895			460,895	32,656		2,876	84,195	58,937	251,800	0	1,000	431,464	29,431	123,906	3,417,422	2032
2033	460,895			460,895			2,876	84,195	58,937	261,550	0	1,000	408,558	52,337	176,243	3,081,414	2033
2034	460,895			460,895			2,876	84,195	58,937	265,850	0	1,000	412,858	48,037	224,280	2,735,406	2034
2035	460,895			460,895			2,876	84,195	58,937	259,850	0	1,000	406,858	54,037	278,317	2,389,398	2035
2036	460,895			460,895			2,876	84,195	58,937	258,850	0	1,000	405,858	55,037	333,354	2,038,390	2036
2037	460,895			460,895			2,876	76,437	58,937	262,700	0	1,000	401,950	58,945	392,300	1,685,141	2037
2038	460,895			460,895			2,876		58,937	261,250	0	1,000	324,063	136,832	529,132	1,403,328	2038
2039	460,895			460,895			2,876		58,937	254,650	0	1,000	317,463	143,432	672,565	1,121,515	2039
2040	460,895			460,895			2,876		58,937	263,050	0	1,000	325,863	135,032	807,597	824,703	2040
2041	460,895			460,895			2,876		58,937	221,000	0	7,500	290,313	170,582	978,180	562,890	2041
2042	460,895			460,895			2,876		42,759	215,000	0		260,635	200,260	1,178,440	317,255	2042
2043	460,895			460,895			2,876			169,000	0		171,876	289,019	1,467,459	154,379	2043
2044	460,895			460,895			2,876			144,200	0		147,076	313,819	1,781,279	11,503	2044
2045	460,895			460,895			2,876			0	0		2,876	458,019	2,239,298	8,628	2045
2046	460,895			460,895			2,876			0	0		2,876	458,019	2,697,317	5,752	2046
2047	460,895			460,895			2,876			0	0		2,876	458,019	3,155,336	2,876	2047
2048	460,895			460,895			2,876			0	0		2,876	458,019	3,613,356	(0)	2048
Total	9,361,188	2,690,000	50,000	12,101,188	357,410	30,000	74,773	750,000	750,000	3,461,750	3,001,400	62,500	8,487,833				Total

Notes:
¹Per terms of Development Agreement with Proper Boug LLC for redevelopment of 402 E Main/109-111 Vine Stree
²Potential future PAYGO incentives identified for purposes of cash flow feasibility only.
³Assumes all debt amortized over 15 years at an estimated interest rate of 3%.
⁴Assumptions as to public infrastructure and land acquisition project costs per City staff estimates received on 6-29-2020.
⁵Includes debt principal outstanding plus outstanding PAYGO agreement balances.

Table 3b - Cash Flow

SECTION 10:

Annexed Property

A tax incremental district cannot include annexed territory unless at least three years have elapsed since the annexation, or certain other requirements are met. None of the property within the proposed District boundary was annexed during the past three years.

SECTION 11:

Estimate of Property to Be Devoted to Retail Business

Pursuant to Wis. Stat. § 66.1105(5)(b), the City estimates that less than 35% of the territory within the District will be devoted to retail business at the end of the District's maximum expenditure period.

SECTION 12:

Proposed Changes of Zoning Ordinances, Master Plan, Map, Building Codes and City Ordinances

Zoning Ordinances

The proposed Plan is in general conformance with the City's current zoning ordinances. Individual properties may require rezoning at the time of development.

Master (Comprehensive) Plan and Map

The proposed Plan is in general conformance with the City's Comprehensive Plan identifying the area as appropriate for Downtown Mixed Use.

Building Codes and Ordinances

Development within the District will be required to conform to State Building Codes and will be subject to the City's permitting and inspection procedures. The proposed Plan conforms to all relevant State and local ordinances, plans, and codes. No changes to the existing regulations are proposed or needed.

SECTION 13:

Statement of the Proposed Method for the Relocation of any Persons to be Displaced

Should implementation of this Plan require relocation of individuals or business operations, relocations will be handled in compliance with Wis. Stat. Chapter 32 and Wis. Admin. Code ADM 92.

SECTION 14:

How Creation of the Tax Incremental District Promotes the Orderly Development of the City

Creation of the District and the implementation of the projects in its Plan will promote the orderly development of the City by rehabilitating and conserving property, eliminating blighted areas, and providing necessary public infrastructure improvements and appropriate financial incentives for private development projects. Through use of tax increment financing, the City can attract new investment that results in increased tax base. Development will occur in an orderly fashion in accordance with approved plans so that the Projects will be compatible with adjacent land uses. Development of new uses in the District will add to the tax base and will generate positive secondary impacts in the community such as increased opportunities for employment, personal income and business income.

SECTION 15:

List of Estimated Non-Project Costs

Non-project costs are public works projects which only partly benefit the District. Costs incurred that do not benefit the District may not be paid with tax increments. Examples of non-project costs are:

- A public improvement made within the District that also benefits property outside the District. That portion of the total Project Costs allocable to properties outside of the District would be a non-project cost.
- A public improvement made outside the District that only partially benefits property within the District. That portion of the total Project Costs allocable to properties outside of the District would be a non-project cost.
- Projects undertaken within the District as part of the implementation of this Project Plan, the costs of which are paid fully or in part by impact fees, grants, special assessments, or revenues other than tax increments.

No improvements to be made within the District will benefit property outside the District. Furthermore, there will be no improvements made outside the District that will only partially benefit the District.

SECTION 16:
Legal Opinion Advising Whether the Plan is
Complete and Complies with Wis. Stat. §
66.1105(4)(f)

Legal Opinion Found on Following Page.



OFFICE OF THE CITY ATTORNEY

300 East Main Street
Sun Prairie, WI 53590-2227
(608)825-1158
FAX (608)834-4302
Website www.cityofsunprairie.com

July 28, 2020

Mayor Paul T. Esser
City of Sun Prairie
300 East Main Street
Sun Prairie, WI 53590

RE: City of Sun Prairie, Tax Incremental District No. 14

Dear Mayor Esser:

As City Attorney for the City of Sun Prairie, I have reviewed the Project Plan and, in my opinion, have determined that it is complete and complies with Wisconsin Statutes Section 66.1105(4)(f).

Very truly yours,

CITY OF SUN PRAIRIE

Mark A. Leonard
City Attorney

MAL/cms

SECTION 17:

Calculation of the Share of Projected Tax Increments Estimated to be Paid by the Owners of Property in the Overlying Taxing Jurisdictions

The following projection is provided to meet the requirements of Wis. Stat. § 66.1105(4)(i)4. Apportionment of future incremental taxes assumes same ratio as the 2019 Statement of Taxes.

Revenue Year	Dane County	Madison College	City of Sun Prairie	School District of Sun Prairie Area	Total	Revenue Year
2022	0	0	0	0	0	2022
2023	6,262	1,908	15,579	28,197	51,946	2023
2024	6,262	1,908	15,579	28,197	51,946	2024
2025	6,262	1,908	15,579	28,197	51,946	2025
2026	6,262	1,908	15,579	28,197	51,946	2026
2027	6,262	1,908	15,579	28,197	51,946	2027
2028	6,262	1,908	15,579	28,197	51,946	2028
2029	35,262	10,746	87,722	158,774	292,504	2029
2030	55,562	16,933	138,222	250,178	460,895	2030
2031	55,562	16,933	138,222	250,178	460,895	2031
2032	55,562	16,933	138,222	250,178	460,895	2032
2033	55,562	16,933	138,222	250,178	460,895	2033
2034	55,562	16,933	138,222	250,178	460,895	2034
2035	55,562	16,933	138,222	250,178	460,895	2035
2036	55,562	16,933	138,222	250,178	460,895	2036
2037	55,562	16,933	138,222	250,178	460,895	2037
2038	55,562	16,933	138,222	250,178	460,895	2038
2039	55,562	16,933	138,222	250,178	460,895	2039
2040	55,562	16,933	138,222	250,178	460,895	2040
2041	55,562	16,933	138,222	250,178	460,895	2041
2042	55,562	16,933	138,222	250,178	460,895	2042
2043	55,562	16,933	138,222	250,178	460,895	2043
2044	55,562	16,933	138,222	250,178	460,895	2044
2045	55,562	16,933	138,222	250,178	460,895	2045
2046	55,562	16,933	138,222	250,178	460,895	2046
2047	55,562	16,933	138,222	250,178	460,895	2047
2048	55,562	16,933	138,222	250,178	460,895	2048
Total	1,128,523	343,925	2,807,412	5,081,328	9,361,188	